

APPLICANT: Billy L. Cain
PHONE: 770-428-5281
REPRESENTATIVE: Billy L. Cain
PHONE: 770-428-5281
TITLEHOLDER: Billy L. Cain
PROPERTY LOCATION: On the east corner of
Bells Ferry Road and Dickson Road
(11 Dickson Road).

PETITION No.: V-106
DATE OF HEARING: 11-14-2018
PRESENT ZONING: R-20
LAND LOT(S): 859, 870
DISTRICT: 16
SIZE OF TRACT: 1.54 acres
COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Waive the major side setback on Tract 1 from the required 25 feet to 23 feet (existing);
2) waive the side setback for an accessory structure under 650 square feet (214 square foot portable building) from the
required 10 feet to one (1) foot adjacent to the east property line on Tract 1; 3) allow parking and/or maneuvering of
vehicles on a non-hardened or treated surface (gravel, existing) on Tract 1; 4) waive the rear setback on Tract 2 from
the required 35 feet to 32 feet (existing); and 5) waive the side setback for an accessory structure under 650 square feet
(165 square foot portable building) from the required 10 feet to seven (7) feet adjacent to the west property line on
Tract 2.

OPPOSITION: No. OPPOSED PETITION No. SPOKESMAN

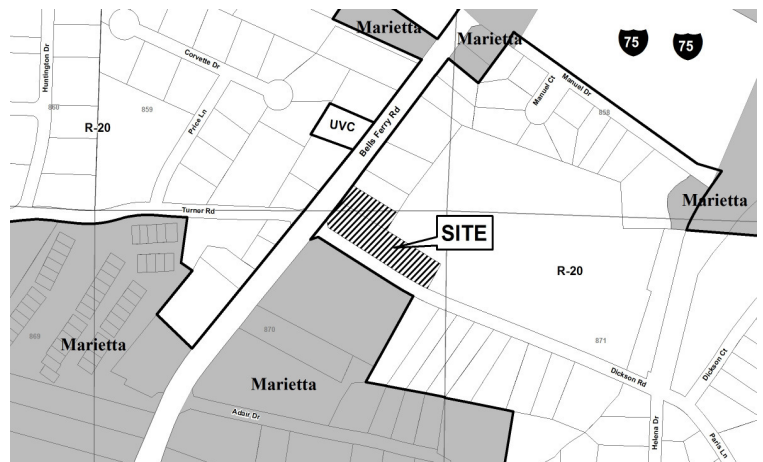
BOARD OF APPEALS DECISION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

STIPULATIONS:



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COMMENTS

TRAFFIC: Recommend driveway on Dickson Road be paved with a treated hardened surface for a minimum of 25' from the edge of pavement or to the County right-of-way, whichever is greater in length.

DEVELOPMENT & INSPECTIONS: Structures closer than 5 feet to the property line may require 1-hour fire rating.

SITE PLAN REVIEW: If this variance request is approved, a lot split plat must be recorded showing any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management impacts were observed or are anticipated.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

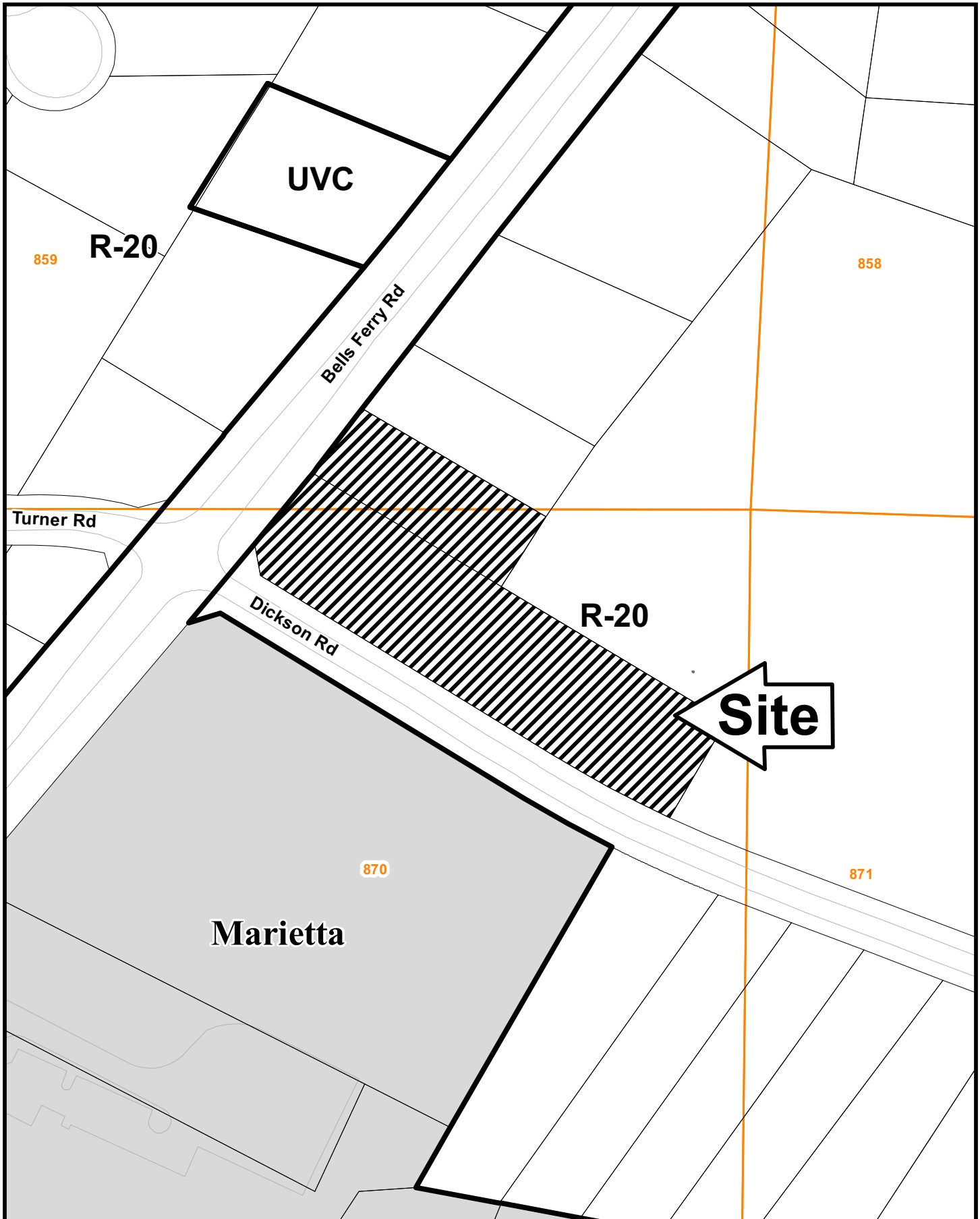
WATER: No Conflict

SEWER: No Conflict

APPLICANT: Billy L. Cain **PETITION No.:** V-106



FIRE DEPARTMENT: No comment.

V-106 2018-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary
 City Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-106
Hearing Date: 11/14/18

Applicant Billy L. Cain Phone # _____ E-mail _____

Billy L. Cain Address 2201 Cloudland Drive
(representative's name, printed) (street, city, state and zip code)

Billy L. Cain Phone # 770-428-5281
(representative's signature)

My commission expires: May 11, 2022
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Billy Cain Phone # 770-428-5281 E-mail _____

Signature Billy L. Cain Address _____
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: May 11, 2022
Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property R-20

Location 11 Dickson Rd. Bells Ferry Rd & Dickson Rd.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 859 & 870 District 16 Size of Tract 1.54 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

Does the property or this request need a second electrical meter? YES _____ NO X

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Divide lot into 2 separate lots. Hardship is unusual lot configuration to subdivide lot for future sale.

List type of variance requested: Waive Rear setbacks req from 35' to 30';
Waive side setback from 10' to 5' between structures;
Waive major side setback along Bells Ferry Rd from 25' to 20';
Waive req for paved driveway